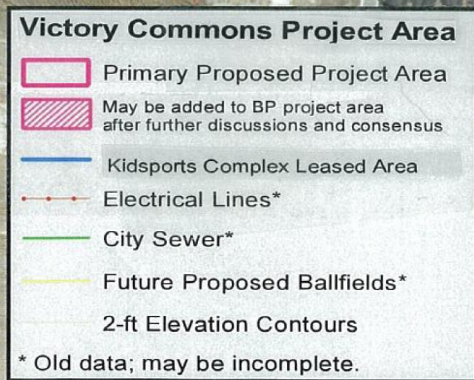


RFP.P Exhibit A



The Victory Commons project area is located at one of Montana's most heavily traveled commercial crossroads adjacent to both US Highway 93 and the "Highway 93 Alternate" (bypass) route access. It is adjacent to and entirely visible from Highway 93 North, with the potential for the Parcel to have up to approximately 1,500 feet of Highway 93 frontage and/or up to approximately 1,000 feet on four-lane arterial. To the west is a full interchange with the future "93 Alternative" route. Directly across the arterial to the north is a commercial complex anchored by Costco and Lowes. Immediately (east) across Highway 93 is another commercial complex (anchored by Home Depot, Target and Wal-Mart) as well as the Flathead Valley Community College campus (with trail access via a pedestrian tunnel under the highway). Immediately adjacent to the south and west is one of the largest community sports complexes in Montana, approximately 135 acres of football, softball, soccer and baseball fields; trails, and parkland generating thousands of weekly visitors for sports events during several months of the year, and home of the only ADA baseball field in the State ("Miracle Field"). Further west are a regional high school complex and a City Fire Station. City services and utilities are available at the site.